125.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,355,000 / 1,355,000
					USE VALUE:	1,355,000 / 1,355,000
					ASSESSED:	1,355,000 / 1,355,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PITTS TERESA N/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	42 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PITTS TERESA N -
Owner 2:	-
Street 1:	42 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,072 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1875, having primarily Clapboard Exterior and 4256 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11072.000	673,000	5,100	676,900	1,355,000
Total Card	0.254	673,000	5,100	676,900	1,355,000
Total Parcel	0.254	673,000	5,100	676,900	1,355,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.37 | /Parcel: 318.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 80539

GIS Ref

GIS Ref

Insp Date 05/09/18

!9698!

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	673,000	5100	11,072.	676,900	1,355,000	1,355,000	Year End Roll	12/18/2019
2019	104	FV	542,600	5100	11,072.	714,600	1,262,300	1,262,300	Year End Roll	1/3/2019
2018	104	FV	542,600	5100	11,072.	526,500	1,074,200	1,074,200	Year End Roll	12/20/2017
2017	104	FV	506,700	5100	11,072.	503,900	1,015,700	1,015,700	Year End Roll	1/3/2017
2016	104	FV	506,700	5100	11,072.	466,300	978,100	978,100	Year End	1/4/2016
2015	104	FV	417,100	5100	11,072.	391,100	813,300	813,300	Year End Roll	12/11/2014
2014	104	FV	417,100	5100	11,072.	382,100	804,300	804,300	Year End Roll	12/16/2013
2013	104	FV	435,000	5100	11,072.	364,000	804,100	804,100		12/13/2012

PRINT

Date	Time
12/11/20	00:08:03

LAST REV

Date	Time
05/17/18	11:29:19

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9698

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PITTS TERESA N,	56872-257		5/18/2011	Convenience	1	No	No		
	10278-235		5/29/1963			No	No		N

USER DEFINED

Prior Id # 1:	80539
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2010	1003	Re-Roof	11,750					

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS&NOTICE	CC	Chris C
2/6/2009	Measured	336	PATRIOT
11/2/1999	Meas/Inspect	266	PATRIOT
8/17/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11072		Sq. Ft.	Site		0	90.	0.68	10									676,949						676,900	

Total AC/HA:	0.25418	Total SF/SM:	11072	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	676,949	Spl Credit		Total:	676,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	ORANGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.89671052
Const Adj.:	0.99989998
Adj $ / SQ:	143.459
Other Features:	114000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	975415
Depreciation:	302379
Depreciated Total:	673036

COMMENTS

HST FINISED BUT NOT USED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

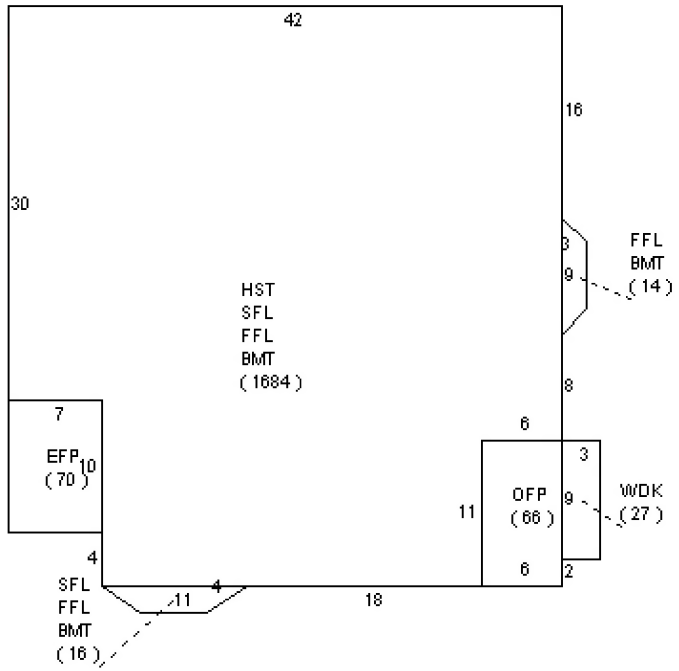
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	1
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.59
Special Features:	0	Val/Su Net:	109.73
Final Total:	673000	Val/Su SzAd	158.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,714	43.040	73,767
FFL	First Floor	1,714	143.460	245,889
SFL	Second Floor	1,700	143.460	243,881
HST	Half Story	842	143.460	120,793
EFP	Enclos Porch	70	66.110	4,628
OFP	Open Porch	66	41.500	2,739
WDK	Deck	27	16.000	432

Net Sketched Area:	6,133			Total:	692,129
Size Ad	4256	Gross Are	6975	FinArea	4256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	104			5,100			5,100
2	Frame Shed	D	Y	1	6X8	G	GD	1995	0.00	T	14.4	104						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100